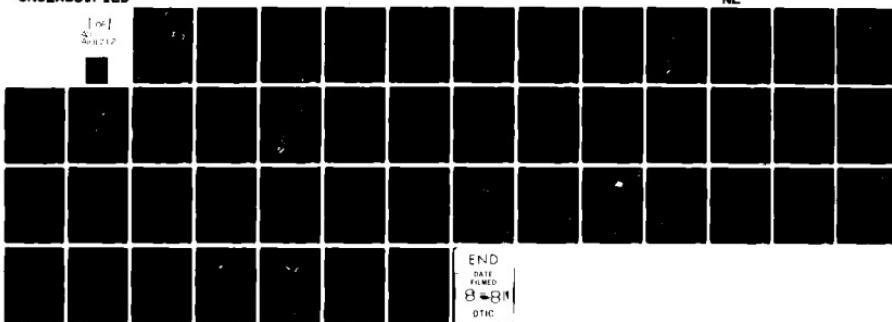


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CULTURAL RESOURCE SURVEY REPORT.

HILDEBRAND RANCH AREA:  
PROPOSED CHATFIELD ARBORETUM

SDTIC  
ELECTED  
JUL 22 1981

FINAL REPORT.

Prepared for

Omaha District  
U.S. Army Corps of Engineers

Under Contract No. DACW45-81-M-0132

by  
Mark Sullivan  
Sherry Oaks

HORIZONS RESEARCH

11 May 1981  
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## ABSTRACT

Between 17 October 1980 and 20 January 1981, Horizons Research conducted an intensive and extensive cultural resource inventory under contract to the U.S. Army Corps of Engineers to determine the existence and extent of cultural resources in the area of the historic Hildebrand Ranch near Chatfield Lake and Reservoir southwest of Denver, Colorado. A major portion of the ranch is to be developed by the Denver Botanic Gardens as an arboretum and "living museum". The ranch is included in the National Register of Historic Places.

A literature search and field survey failed to locate any indication of the existence of prehistoric archeological remains within the boundaries of the project area. The main thrust of this report is directed, therefore, at providing conclusions and recommendations pertinent to the maintenance of the Hildebrand Ranch in accordance with federal legislation and guidelines.

It is the conclusion of this study that the Hildebrand Ranch buildings and facilities represent the only significant cultural resources within the project area and that their maintenance, restoration and protection would best be served by allowing the Denver Botanic Gardens to incorporate them as a "living museum" within the Chatfield Arboretum.

It is recommended that the construction and development of the arboretum be allowed to proceed with the understanding that the involved agencies and groups endeavor to inform and monitor development in such a way as to utilize available information and expertise, including the services of an historic architect.

Mark E. Sullivan  
Mark E. Sullivan

President  
Horizons Research

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SECTION A  
INTRODUCTION

The purpose of the cultural resource investigation of the Hildebrand Ranch was two-fold. First, it was to determine whether there existed within the project area any prehistoric archeological remains, and if such remains were present, to define their extent and location. An intensive pedestrian survey and random test excavations, as well as an extensive review of the existing literature, failed to uncover any indication that archaeological remains of any sort are present in the project area.

The second aspect of this study was the evaluation of existing information concerning the historic status of the Hildebrand Ranch itself, the collection of additional information not included in the process for nomination of the property to the National Register of Historic Places, and the recommendation of proper future treatment of the property in compliance with federal policy and in the spirit of historic preservation.

In addition to the Hildebrand Ranch, the Corps of Engineers also requested a cultural resource survey of a small (50' x 300') parcel northeast of Chatfield Dam (Section 31, T5S, R68W; see Map 2) which will be directly affected by construction of a stone weir below the dam. This area was surveyed on 20 October 1980 in order to expedite initiation of construction activities. Both this area and the Hildebrand Ranch are under the jurisdiction and administration of the U.S. Army Corps of Engineers which contracted with Horizons Research (P.O. # DACW45-81-M-0132) to carry out cultural resource investigations. The Hildebrand Ranch is leased to the Denver Botanic Gardens for development of the Chatfield Arboretum.

The cultural resource investigation of these areas consisted of exhaustive literature reviews and intensive (100%) on-the-ground inventories of both areas. The results of the literature search for the Hildebrand Ranch are contained in Sections C and D of this report.

When it became clear from the physical examination of these two areas that no archeological remains seemed to be present, the study was directed towards a concentration on developing background information (in the form of published and manuscript reports; oral accounts; county, state and federal documents; and other available information) that would provide: 1) at least a speculative explanation for the lack of archeological artifacts and sites, and 2) all of the necessary data and documentation for making recommendations concerning the maintenance and protection of the Hildebrand Ranch as befits an historic property listed on the National Register.

Discussion of the nature of and explanation for the want of archeological remains can be found in Section C. A detailed treatment of the background and future management of the Hildebrand Ranch is covered in Sections D and F of this report.

SECTION B  
PROJECT LOCATION AND ENVIRONMENT

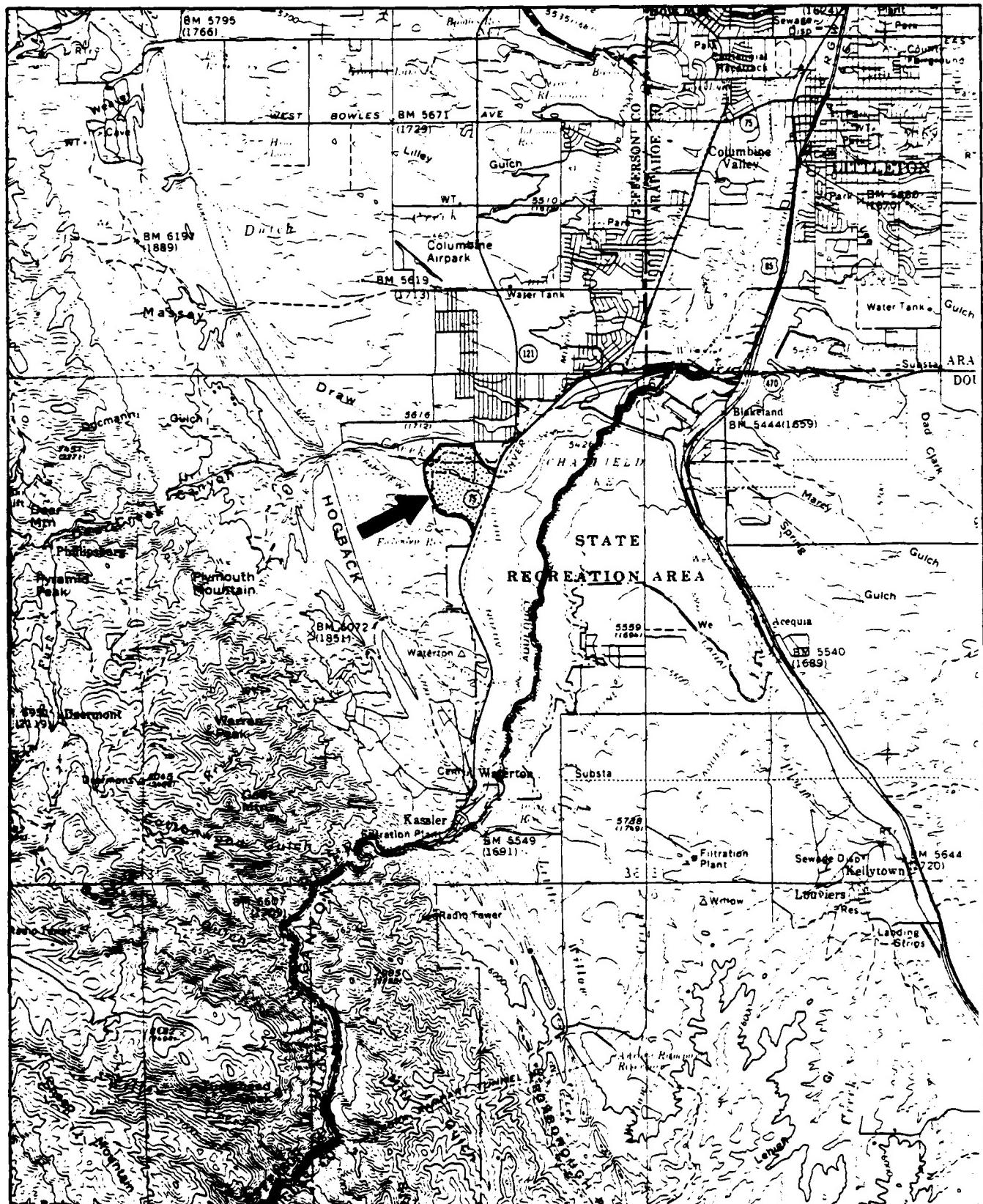
The Hildebrand Ranch is located approximately two miles west-southwest of the Chatfield Dam in Jefferson County, Colorado. It includes portions of S $\frac{1}{2}$  SE $\frac{1}{4}$  Section 3, SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 2, W $\frac{1}{2}$ W $\frac{1}{2}$  Section 11, and the NE $\frac{1}{4}$  and N $\frac{1}{2}$ SE $\frac{1}{4}$  Section 10, Township 6 South, Range 69 West (Littleton, Colorado Quad: USGS 7.5', rev. 1971; see Map 1). The property is divided by Deer Creek, a tributary of the South Platte River, which flows generally south to north about a mile east of the ranch. Deer Creek crosses the property from its northwest corner to the center of its eastern border. The ranch is situated approximately half way between the Platte and the hogbacks to the west. Deer Creek emerges through a water gap in the hogbacks, which are uptilted beds of sedimentary rocks, and flows east toward the river. The hogbacks form a geological and ecological boundary between the Front Range foothills and the high plains. The area between the hogbacks and the valley of the South Platte is a slightly sloping pediment of coarse alluvial deposits from the west. The area of the ranch is almost entirely flat, except for slight rises at its northern and southern boundaries. Elevation ranges from 5450' at the point where Deer Creek crosses the eastern boundary of the property, to 5550' at both the northern and southern ends of the ranch.

Biotically, the area can be characterized as plains grassland with some fairly dense plains riparian zones along Deer Creek. The ranch is on the edge of the transition zone between the prairie grassland and lower montane shrubland and forest. Except for the riparian zones along Deer Creek, the area is semi-arid grassland composed primarily of short plains grasses such as blue grama (Bouteloua gracilis) and buffalo grass (Buchloe dactyloides), several varieties of cactus (Cactaceae spp.) and yucca (Yucca glauca). The only trees or woody shrubs in the area grow along the creek and are mostly cottonwoods (Populus sargentii), willow (Salix spp.) and boxelder (Acer negundo). Almost the entire ranch has been heavily disturbed by century-long agricultural activity.

The fauna of the area includes whitetail and mule deer, cottontail and jack rabbit, red fox, skunk, raccoon, gopher, several species of snake, and birds ranging from owls and hawks, jays and robins, to sparrows, larks, juncos and thrushes. This area of Colorado is within the continental temperate climatic zone and has an average annual precipitation of less than 20 inches; short, cold winters; long, warm summers; and occasional high winds which sweep down from the foothills.

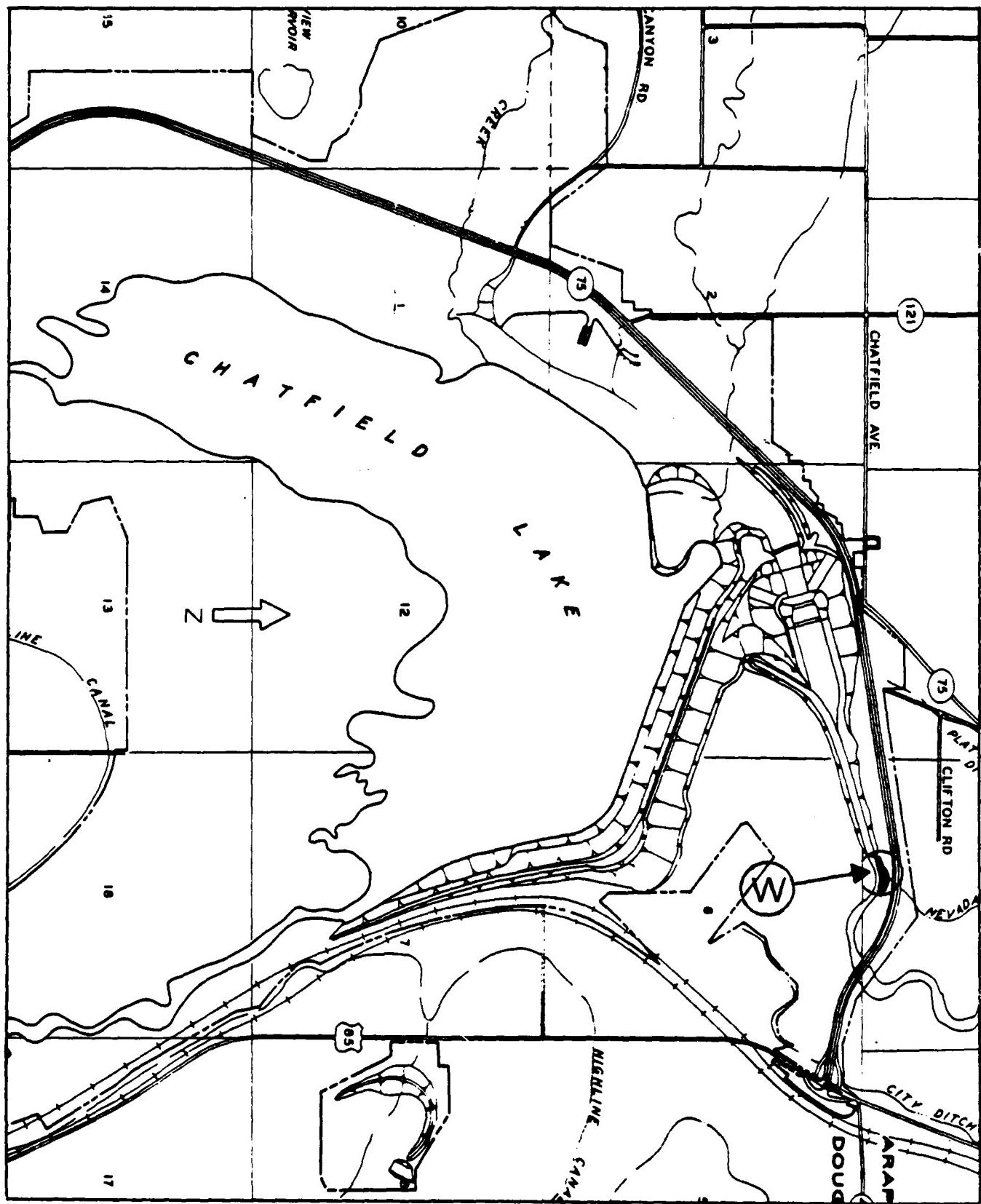
Of the environmental effects including past and present cultural factors influencing the cultural resources of an area, agriculture and urbanization have had the most drastic impact. Stream and sheet erosion and deposition account for some small amount of destruction of historic and archeological remains, but these natural agents and processes are slight and slow compared to the damage produced by protracted plowing, road building and facility construction, "arrowhead collecting" and "pot hunting" and other human activities, all of which increase in severity in direct proportion to population density and proximity. As Denver and Littleton have grown and expanded during the past half century, the human impact on historic and prehistoric cultural resources has increased greatly. Not only do the support facilities, such as roads, quarries, dams, farms and canals required by an urban population often cause direct destruction of artifacts and sites, but increased recreational use of rural areas that surround population centers compounds the danger. A fundamental problem of historic preservation is the protection of cultural resources in the face of such powerful, if not purposely malevolent, demographic pressure.

Much of what has been said above concerning environmental and cultural factors affecting preservation of historic and prehistoric resources on the Hildebrand Ranch applies equally to the small area below the dam where the stone weir is to be built. This area has been so completely disturbed by channelling, quarrying and road construction that whatever cultural resources may have once existed there-- and they were probably never extensive-- have long since been lost. Even were it not for human activities, the fact that the area straddles a watercourse that has experienced frequent flooding and transportation of large quantities of water-borne material, would probably act against long term retention of any cultural material deposited in the vicinity. At any rate, further construction in the area would almost certainly have no additional adverse impact on cultural resources.



MAP 1

Location of the Hildebrand Ranch- Chatfield Arboretum



MAP 2

Location of small parcel,  $\textcircled{W}$ ,  
where stone weir is proposed.

## SECTION C

### ARCHAEOLOGICAL INVESTIGATION

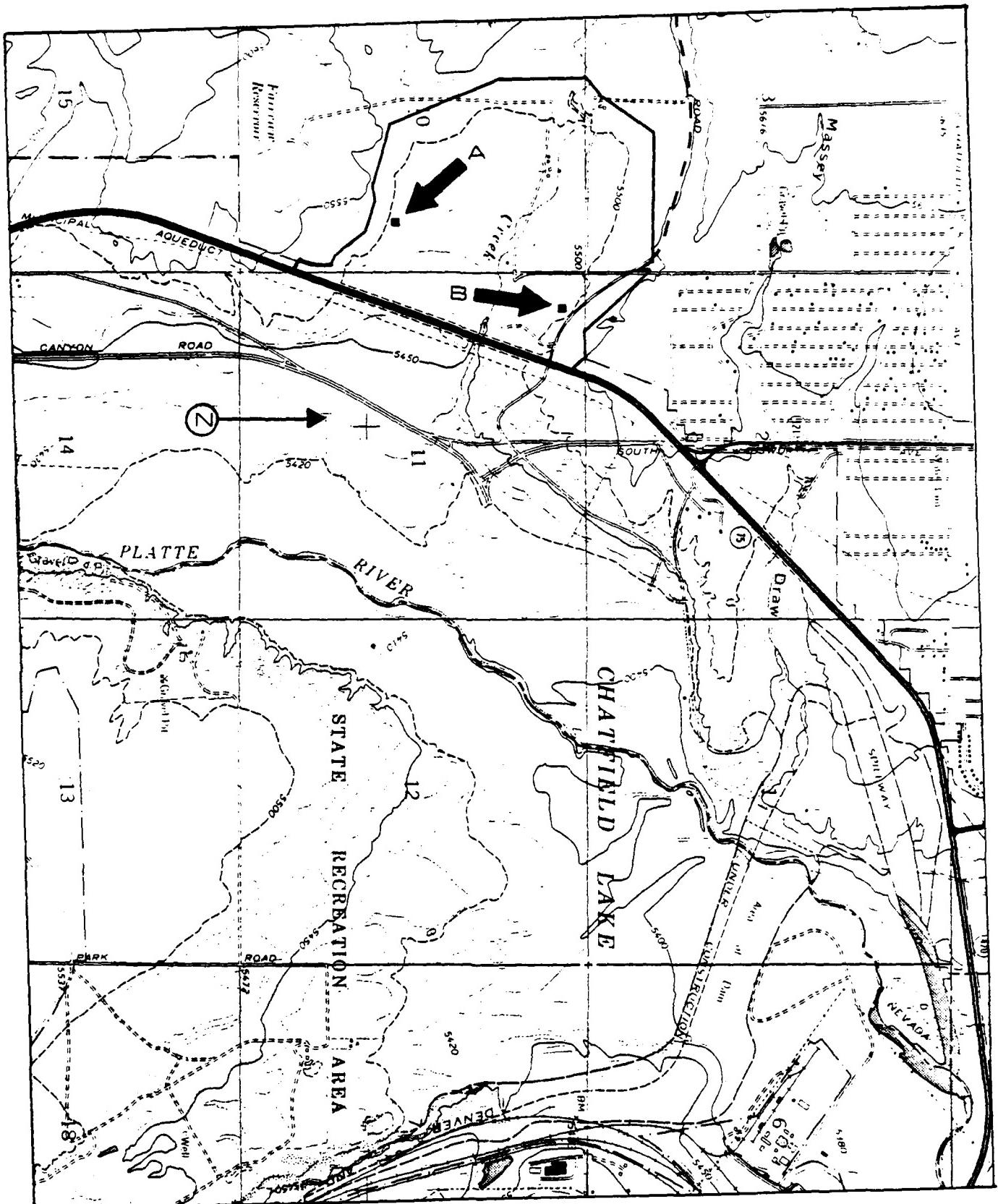
In addition to the particular stipulations of the contract between the Corps and Horizons Research, both the archaeological inventory and the historic research were undertaken and accomplished under the authority and direction of the relevant federal guidelines and regulations.

The archeological study consisted of a literature search and pedestrian survey undertaken to determine if prehistoric cultural remains existed on the Hildebrand Ranch. The study was carried out in compliance with the Scope of Work included in the contract and in a manner consistent with accepted practices in modern field and research archeology and in accord with the stipulations of Federal Register Vol. 41, No. 82, Part III, Tuesday, 27 April 1976.

#### Methodology

Although the Scope of Work was slightly ambiguous with regard to the exact area to be surveyed (Article I.2: "The Cultural Resources Inventory shall be limited to the area to be affected by Chatfield Arboretum construction...", and Article I.3: "...a thorough field examination of 100 percent of the undisturbed lands...", emphasis added), it was decided that only a complete, 100% pedestrian survey of the entire ranch could satisfy the research design and be consistent with the study rationale. Since the purpose of the study was to determine if there were archeological sites or artifacts within the project boundaries, the research design was simply a program of covering the whole area on foot and digging test pits if they seemed useful. The pedestrian survey was accomplished in a standard manner by walking slowly in parallel zig-zag paths that were no more than 10 meters apart. This activity was accomplished in approximately 98 manhours (see Appendix B). The survey covered an area of about 350 acres and included the entire ranch except for the areas of ground occupied by buildings and parking lots. The area along Deer Creek was covered twice because of the dense vegetation. Most of the ranch is very flat and only sparsely covered by prairie grasses, but it has been repeatedly disturbed by plowing, often to a depth of more than  $\frac{1}{2}$  meter.

Two test pits (both 1m x 1m x 1m) were dug at points where the ground began to rise in elevation and where disturbance was minimal (see Map 3).



MAP 3

Test pit locations.

Because 1) there are no surface indications of subsurface remains, 2) most of the surface of the ranch has been greatly disturbed, 3) topographically the ranch is very uniform except at its northern and southern extremities, 4) most of the final field day remained, and 5) the contract left the question of test excavations open-- "...test pits (as deemed necessary by the Contractor)...", Article I.3,(2), Scope of Work, the two zones of topographic change were chosen as areas for testing. It was reasoned that if any buried sites existed on the property, they would less likely be found on the floodplain or on the slopes bordering it on the north and south than where these two different kinds of features met. This seemed reasonable both from the point of view of aboriginal settlement decisions and the effect of subsequent erosional disturbance.

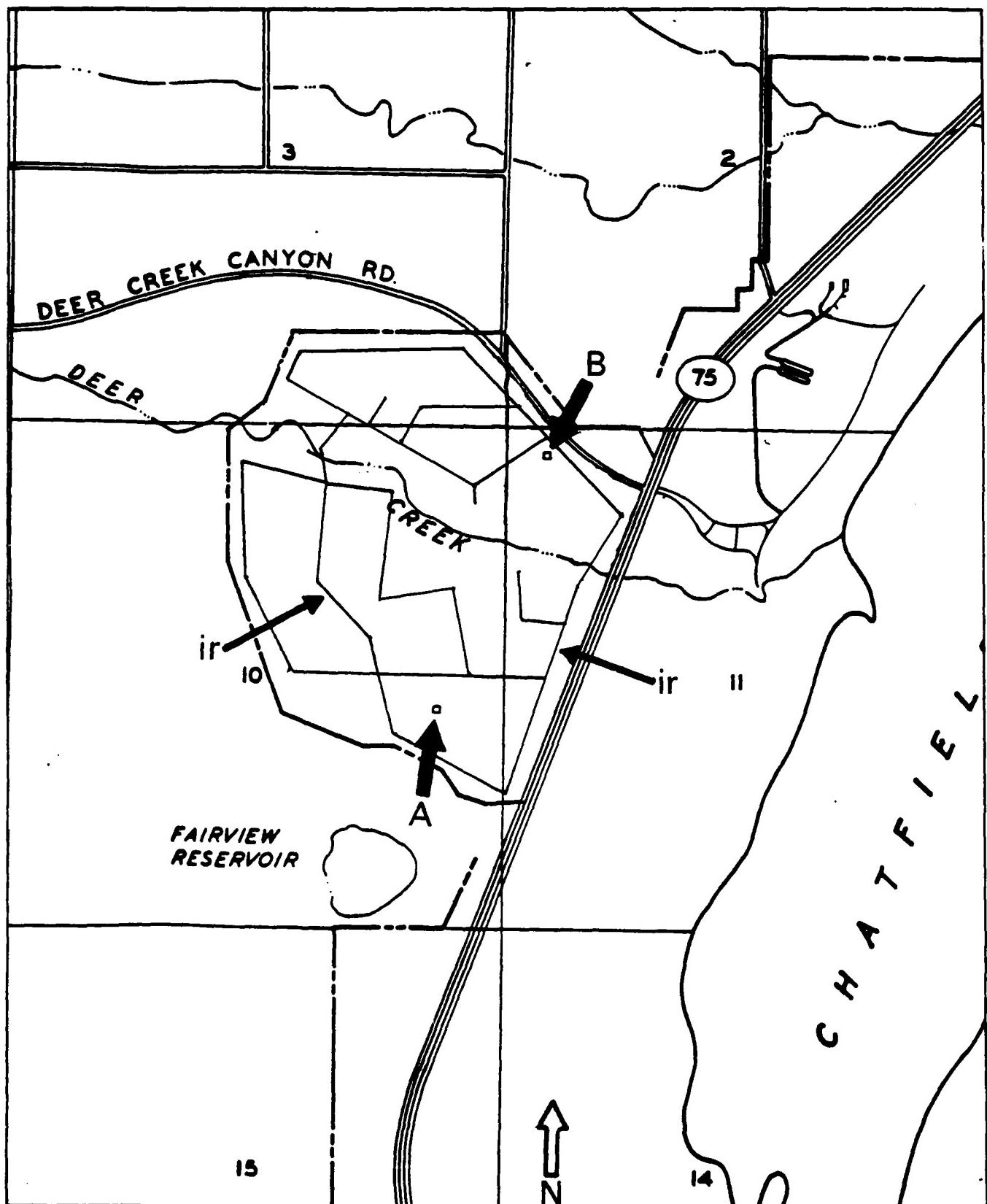
Using the western border of the property as a starting point and walking east along the breakline of the slope for exactly 10 minutes (an arbitrarily chosen time interval to randomize site selection within the predetermined statistical "strata"), the test pit location was chosen. The same method was used to locate the northern test pit (Test Pit B) as well. Map 3 shows the location of these pits and Figure 2 is a schematic representation of their profiles. Neither test pit was located on or near irrigation corridors (Figure 1) or in areas to be landscaped or otherwise disturbed by construction, and neither contained any indication of cultural remains.

Test Pit A was in an almost completely uniform layer of grey-brown alluvial clay soil. Test Pit B contained two alluvial layers: the lower a coarse gravel, the upper a light brown, sandy loam (Figure 2).

#### Prehistory of the Area and Previous Research

Although in their surveys of the Chatfield Dam and Lake neither Withers (1968) nor Olson (1977) found any sites within the boundaries of the present project-- indeed, Withers had found none in the area during periodic visits starting in the late 1940s (Withers, personal communication, 1981), both, and other workers as well, have found numerous sites in the general vicinity west and southwest of Denver. Withers located 23 sites within the Reservoir area and two of these are just east of the Hildebrand Ranch (5JF128 & 5JF135).

North of the ranch the Colorado Archaeological Society has done extensive survey and excavation on and near the Ken Caryl ranch. Such sites as Falcon's Nest (5JF211) have provided extensive archeological remains (See Map 4). Just four miles east of the Hildebrand Ranch over 150 sites were located on the Highlands Ranch (Burney, et al., 1978). A similar number of sites were located by the Two Forks Project in the South Platte Canyon only a few miles to the southwest (Windmiller and Eddy, 1976).



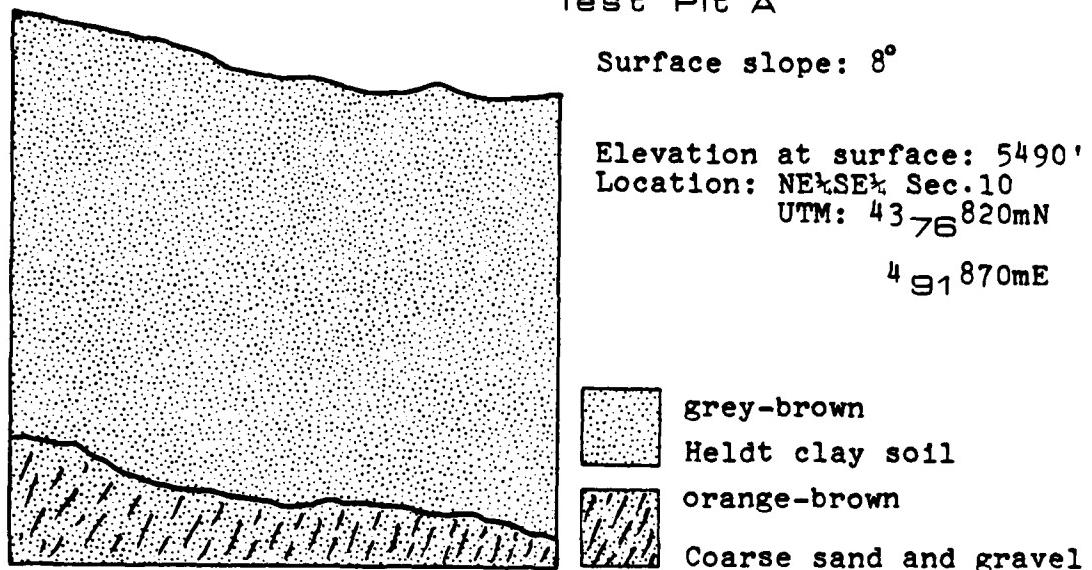
Test pit locations (A & B) in relation to planned irrigation corridors (ir).

Test Pit A

Surface slope: 8°

Elevation at surface: 5490'  
Location: NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Sec. 10  
UTM: 43 $_76$  820mN

4 $_91$  870mE



Test Pit B

Surface slope: 4°

Elevation at surface: 5488'  
Location: NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Sec. 11  
UTM: 43 $_77$  580mN

4 $_92$  280mE

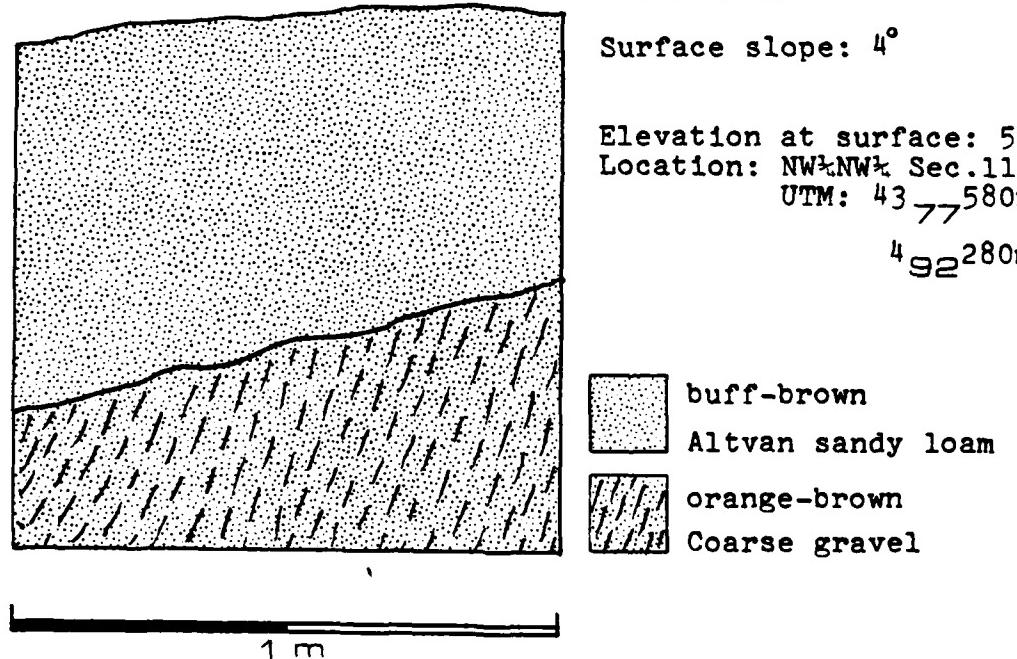


FIGURE 2

Test Pit Profiles  
(See Map 3 for locations)

Most of these are Archaic Period campsites, but examples of Woodland- age structures and possible Paleo-Indian killsites are also present. The chronology represented in Figure 3 is a composite of the research of many workers in the area and is, therefore, only a rough approximation of the possible past cultural sequence.

From the work of these investigators a general outline of the prehistory of the area can be sketched. Although the immediate area of the present Chatfield Lake apparently saw only short duration occupation since none of the sites exhibit any stratigraphy and all of them seem to be surface scatters of artifacts (Nelson, 1979: 50), most of the temporal cultural manifestations outlined in Figure 3 seem to be present to some extent.

The first inhabitants of the area were the Paleo-Indian Big Game Hunters whose favorite prey included mammoth, bison, camel and horse. Although there are no confirmed sites in the area *per se*, some "Yuma" points have been found around Chatfield and the Lamb Site (5DA 83) has indications of being from this period.

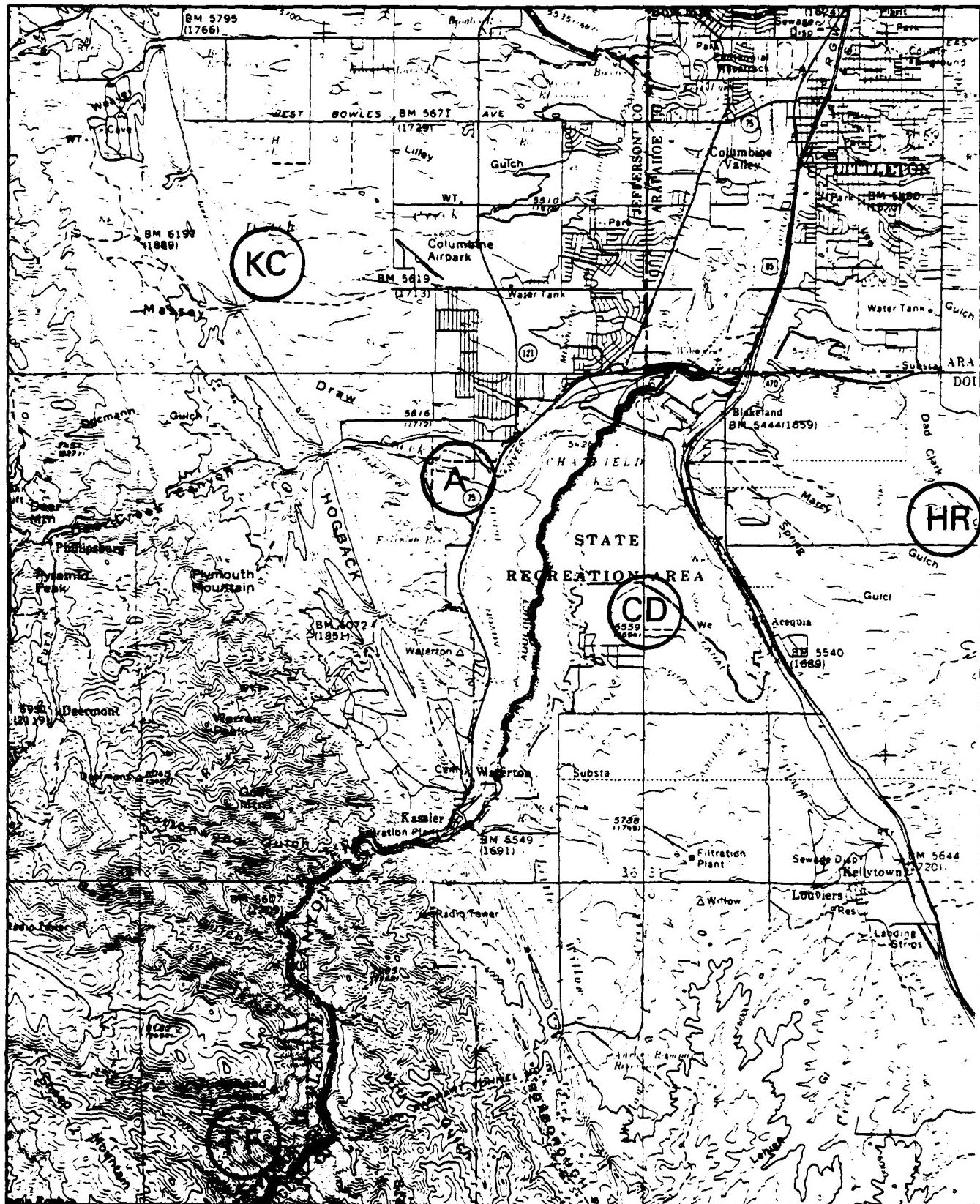
Following the disappearance of the megafauna, cultural manifestations changed and the Archaic Foragers took the place of the hunters. Archaic period projectile points have been found at sites all over the Front Range and western plains, including, in the immediate study area, 5DA90, 5DA120, 5DA124, and 5DA128.

Manifestations of the Woodland "Culture", the next to appear around the First Century, are also abundant in the area. Diagnostic projectile point types, distinctive pottery and Carbon 14 dates have been obtained from a number of places, including the Rainbow Creek Site (5DA 124) as reported by Ruben and Suess (1956), which has been dated at the end of the Sixth Century AD; the Spring Site (5DA120); and the Jarre Creek Site (5DA341), dated at AD 1050.

Following the Woodland, and perhaps a cultural descendant of it, at around AD 1000 or 1100 came the Plains Indian Farmers, evidence for whom exists in the form of many sites in the area including a group of 24 "tepee rings" at the water gap where the South Platte River emerges from the hogbacks.

As in most of the West, these farmers were for the most part displaced by the mounted plains tribes between the time of the appearance of the horse and the arrival of settlers in the mid 19th Century.

The existence of so many sites in the general area of the project led us to believe that the survey of the Hildebrand Ranch would yield ecological remains, even though Withers (1968:2-3) said, "Artifacts in this area probably never were plentiful and undoubt ly have become even scarcer in recent years due to the cultivation of much of the area and the close proximity of urban civilization."



MAP 4

Some previous archaeological projects southeast of Denver: A) Chatfield Arboretum, CD) Chatfield Dam, HR) Highlands Ranch, TF) Two Forks, KC) Ken Caryl.

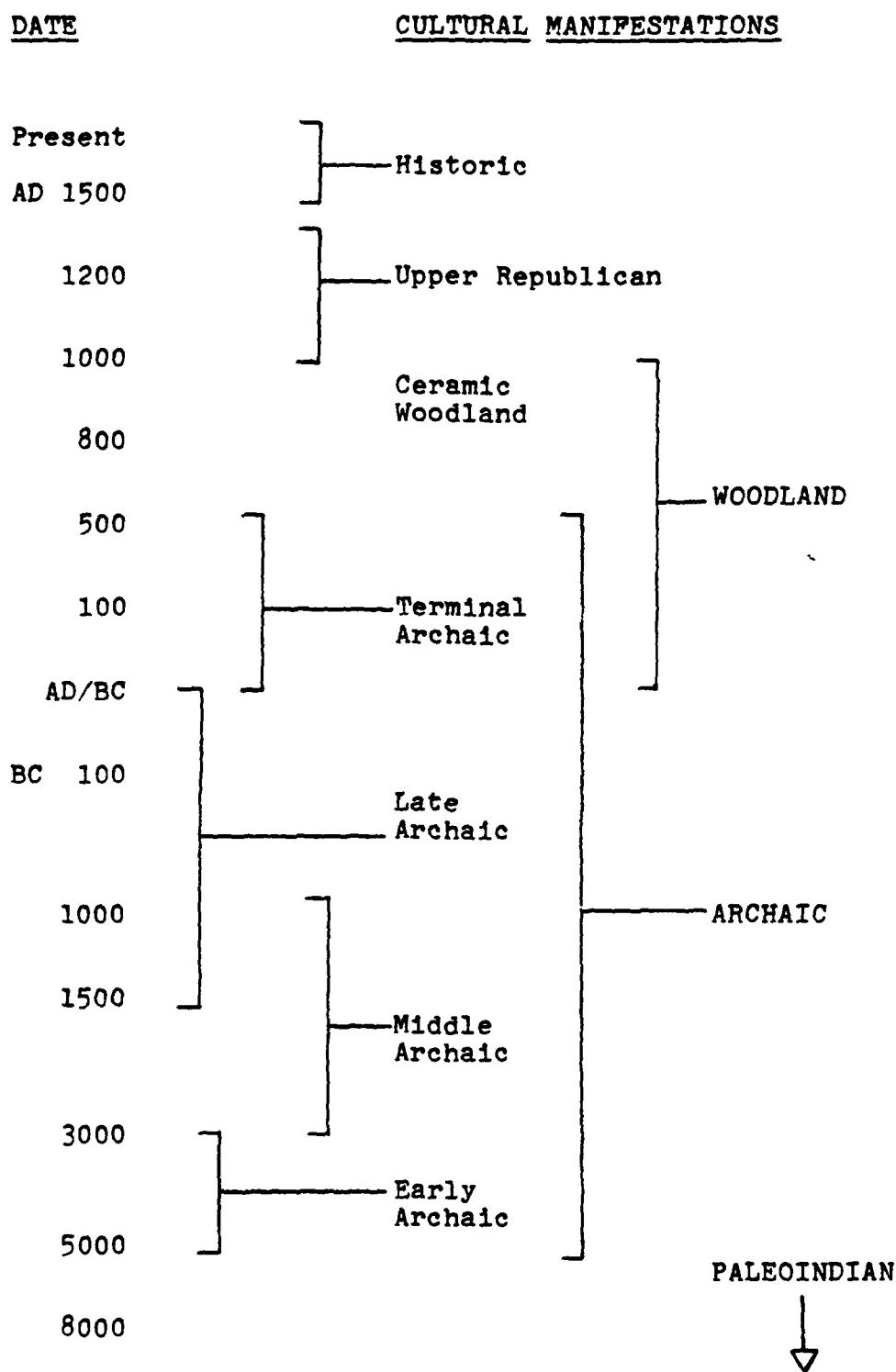


FIGURE 3

APPROXIMATE CULTURAL CHRONOLOGY OF THE DENVER AREA

### Explanations of Survey Results

There are several explanations which might separately or together account for the dearth of archeological remains on the Hildebrand Ranch. The first two are mentioned above in the quotation from Withers: "urban civilization" and agriculture. It is true that population pressure in the form of artifact collection and farming has a substantial adverse effect on historic and prehistoric cultural remains, but another more interesting, and perhaps more relevant, explanation for the scarcity of artifacts and sites in this particular area is also possible. This explanation springs from an understanding of land use, settlement patterns and resource utilization developed by Windmiller and Eddy (1976) to explain the location of sites in the South Platte Canyon.

The assumption, well borne out in the case of the Two Forks Project, is that campsites (multi-use and multi-component) are located in areas where a wide range of resources are adjacent to one another (i.e. ecotones) and that special-use sites are located near "point" resources, ones that are highly localized. In the case of the South Platte Canyon, this meant that campsites were located near the river and the variety of nearby ecologic zones. Special-use sites were located near localized lithic outcrops, seasonal vegetable resources, game trails, etc. The same pattern can be seen around Highlands Ranch. If this pattern holds for the rest of the Front Range foothills, the most likely location for sites in the area of the Hildebrand Ranch would be further west, near the water gap by which Deer Creek flows through the hogbacks and where a variety of eco-zones are available; or further east along the South Platte valley where similar situations exist. The ranch itself provides neither a variety of biologic zones (even considering the riparian vegetation along Deer Creek), nor any obvious point resources which might provide the incentive for establishing even temporary camp sites. About the only artifacts to be expected in the area would be a few discarded by people "passing through" on the way from one resource area to another.

It is possible that a few sites or artifacts exist on the property, but have been covered by sheet-wash erosion. If this is the case, they are inaccessible since the majority of the ranch is a flat, featureless field without surface indications of buried remains.

SECTION D  
HISTORIC INVESTIGATION

The Hildebrand Ranch was placed on the National Register of Historic Places in 1978. While the historic authenticity of the ranch was not the focus of this study (that having been decided by its inclusion in the National Register), the present investigation was concerned with an interpretation of the ranch with attention to ground structures that may be affected by the Denver Botanic Garden's Master Plan for an arboretum and "living museum". The final amendment of the Advisory Council on Historic Preservation's Protection of Historic and Cultural Properties, 1979, states that:

"An undertaking shall be considered to have an effect whenever any condition of the undertaking causes or may cause any change, beneficial or adverse, in the quality of the historic architecture, archaeological or cultural characteristics that qualify the property to meet the criteria of the National Register. An effect occurs when an undertaking changes the integrity of location, design, setting, materials, workmanship, feeling or association of the property that contributes to its significance in accordance with the National Register Criteria."

The agency guidelines also include "Criteria of Adverse Effect" concerning these properties.

This section will show that the "Criteria of Adverse Effect" would more likely be satisfied if the Denver Botanic Gardens was not allowed to develop a "living museum" at the Hildebrand Ranch. The criteria include "neglect of the property resulting in its deterioration or destruction". The opinions formed from our findings strongly suggest that the neglect of the property would have an adverse impact on its historic integrity, while the Denver Botanic Gardens' plan would enhance its historic quality and value.

Past Studies and History of the Area

Until the early 1850's the Denver area and the vicinity of the Front Range of the Colorado Rocky Mountains in general was seldom visited by white men other than hunters and trappers (the Mountain Men) and a few hardy visitors on various military, exploratory or religious missions. After discovery of gold at Sutter's Mill, and subsequently on Cherry Creek by prospectors who didn't

make it to California, the area began to grow. Commerce expanded quickly providing for the needs of settlers, ranchers, miners and townspeople that were moving into the territory. All of these enterprises grew during the 1860's and the post-Civil War period saw another large influx of people. It was during the middle of the decade that the Hildebrand Ranch was established. Starting with a single log cabin, the venture grew into a "going concern" with cattle, horses and one of the earliest domestic agricultural operations in the area. By the time of the building of the Deer Creek School just downstream from the ranch and statehood in 1876, the ranch was a landmark of the region.

#### Research into the History of the Hildebrand Ranch

The Jefferson County Historical Society's study by Sandy Crain and Lee Norris (1978) seems to have adequately assessed local archival depositories at the Colorado Historical Society, the Denver Public Library and the Hiwan Homestead Museum Library. Their search seems to have included most of the secondary printed material available. Additional investigation into primary sources at the Colorado Historical Society's Documentary Resource Library, the Denver Public Library Western History Collection and the University of Colorado at Boulder's Western History Collection turned up a biographical file on Leonard Hildebrand, Frank's brother. This file included biographical sketches, a photograph of Leonard's tombstone, a homestead certificate for property in Denver, and geneological sketches. Attempts to find any more information from primary or secondary sources than those already mentioned proved futile. Some of the additional secondary sources examined in the course of this study are contained in the bibliography of this report (Appendix, Section A).

The report entitled "Chatfield Arboretum- Hildebrand Ranch" by the Denver Botanic Gardens (no date) is a valuable source because of its description of the buildings on the property and its detailed inventory. Some additional deterioration seems to have occurred since the preparation of that report, but generally it represents an accurate assessment of the ranch and contains a comprehensive map.

Although the Jefferson County Historical Society study of the Hildebrand Ranch located some records and documents, the present report further investigated records of the Jefferson County Records Department, Assessor's office, Zoning and Planning Offices, Building Department, and Mapping and Planning Sections. One informative discovery was the Real Estate Appraisal Card for the Hildebrand property from October, 1969. This card represents the last and most current assessment of the property since

as the file was closed out in 1979, previously recorded pertinent information was "brought forward". Prior to 1949 such records showed ownership of agricultural property, but did not delineate specific buildings on such land. Therefore, the 1969 document is a valuable source of structural information. It tabulates the structures on the property and lists their respective ages and estimated values. The document cites Margaret Hildebrand, daughter-in-law of Frank and Elizabeth Hildebrand, as the source for the information presented.

The 1969 record showed the farmhouse to be of frame construction with a medium-pitched, wood-shingled roof. The attic was unfinished, the heat produced by stove, and there was no plumbing. At the time of this county assessment the property was depreciated sixty percent. The depreciation of the granary and attached shed was listed as eighty percent. The remainder of the small buildings were listed and their net worth was given as zero. The total value of the structures was figured at \$1260. The house and attached buildings were described as being in "poor condition".

Naturally, figures such as those above do not take into account the total monetary or historic value of the property. As a matter of fact, as an historic place its total value is significantly higher. Yet if the ranch were allowed to remain in its present state--unrestored and inaccessible to the public--its merit as an historic site would be minimal. Due to the ravages of time and the elements, the buildings could be expected to suffer irreparable damage in the very near future. Ultimately the ranch could be expected to lose its historic designation and its place on the National Register.

#### Recommendations for Preservation

The restoration and preservation of the Hildebrand Ranch buildings as a "living museum" (see the Denver Botanic Gardens Master Plan for the Chatfield Arboretum) represents what we consider to be the best approach to the future of the Hildebrand Ranch as an Historic Site. The willingness of the Botanic Gardens to undertake the restoration and stewardship of the property, as well as to use it actively as an educational facility, represents the best prospect for the ranch's survival while adhering to both the spirit and the letter of the pertinent legislation and regulations. As already mentioned, the historic significance of the ranch as one of the earliest agricultural sites along the Front Range was formalized by its nomination to the National Register of Historic Places. It is the result of the efforts of Frank and Elizabeth Hildebrand to homestead the area in the 1860s. Their descendants retained ownership of the property until it

became part of the Chatfield Dam Project in 1975.

Based on the information contained in the U.S. Army Corps of Engineers Design Memorandum, the Denver Botanic Gardens report, and the information compiled for this report (see Table 1), initial physical repair work on the buildings should include cleaning, structural stabilization and protection from vandalism.

Subsequent work should be directed by an historic architect and accompanied by artifact and facility identification, cataloging and protection. The reconstruction of the buildings should be guided by their original manner of construction as well as by a comprehensive study and understanding of typical homesteads of the period.

There are some inaccuracies in the informal history prepared by the Jefferson County Historical Society that should be corrected before the material is translated into an informational package for the public. In addition, supplemental information about homesteading life, economics and social structure is available in numerous sources that should be utilized in any educational format of the "living museum".

STRUCTURE	MENTIONED IN DESIGN MEMO	MENTIONED IN MASTER PLAN	COMMENTS
Outhouse (1)	X	X	
Outhouse (2)	X	X	
Woodshed	X	X	
Main House	X	X	
Bath House	X	X	
Bunkhouse	X	X	
Garage	X	X	
Coal Shed	X	X	
Well	X		
Utility Shed	X	X	Forge needs repair
Horse Barn	X	X	Split-log construction
Pole Shed	X	X	
Cow Barn	X	X	Needs structural stabilization and attic repair
General Purpose Shed	X	X	
Chicken Coop	X	X	
Carriage Shed	X	X	
Corrals and Fences	X	X	
Grape Arbor		X	

Inventory of Buildings and Facilities on the Hildebrand Ranch

TABLE 1

## SECTION E

### SUMMARY

#### Archaeological Investigation

The cultural resource survey of the Hildebrand Ranch, which included an extensive literature search and an intensive pedestrian survey of the area, failed to uncover any indications that archeological sites or artifacts exist anywhere on the property. They may never have existed there because of the environmental situation (see Section C). If any prehistoric cultural remains were ever present on the ranch, they have been destroyed by agricultural activity, removed by artifact collection or hidden by erosion.

If the Hildebrand Ranch holds any archeological significance at all, it is because of its negative relation to the abundance of sites in the immediate vicinity.

#### Historic Investigation

The exhaustive survey and inventory carried out for this report failed to add any significant information to that which was known at the time the Hildebrand Ranch was included on the National Register of Historic Places. No evidence of any additional structures or facilities was found in the literature or during on-site inspection and inventory. The information contained in the Jefferson County Historical Society report (1978), the U.S. Army Corps of Engineers Design Memorandum No. PC-31 (1977), the Denver Botanic Gardens Master Plan (1978), and the National Register of Historic Places Nomination Form (1978) seems to be sufficient to carry out statutory requirements for the restoration and preservation of this historic site.

The restoration and preservation of the structures of the Hildebrand Ranch by the Denver Botanic Gardens as a "living museum" within the arboretum seems to represent the best chance for survival and enhancement of the property.

SECTION F  
CONCLUSIONS AND RECOMMENDATIONS

**Archaeological Conclusions and Recommendations**

It is the conclusion of this report that significant archeological resources probably never existed within the boundaries of the project area. There appears to be no need for further surveys, testing or excavation to establish this fact.

Since no archeological resources seem to be present, no mitigation of adverse impact is likely to be necessary during the construction of irrigation and other facilities on the Chatfield Arboretum. It is suggested that if archeological sites or artifacts are located during construction, work be suspended in the area until the remains can be evaluated by an archeologist.

**Historic Conclusions and Recommendations**

As mentioned in various previous sections of this report, it is our feeling that the Denver Botanic Gardens' Master Plan represents a viable method for restoring, preserving and enhancing the historic Hildebrand Ranch by transforming it into a "living museum" that would be an integral part of the arboretum. This plan would effectively mitigate any adverse impact that might occur during the construction of the arboretum or through neglect. It is recommended that the stabilization, repair, restoration and protection of the structures be accomplished with the advice and direction of an historic architect and available information and documents.

**APPENDIX**

APPENDIX  
SECTION A  
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**APPENDIX**  
**SECTION B**  
**COPIES OF FIELD NOTES AND MAPS**

Field Notes - Chatfield

- Oct. 3 USGS, Federal Center: area maps (Fig 15) 9 AM  
9:30 AM Chatfield dam overlook  
9:45 AM gate & highway overview of Hild.  
Ranch  
11:00 AM small parcel on Nevada Ditch  
11:30 AM leave
- Oct. 6-10 research at St. Arch (SHPO) and  
U. Library and Dept of Anth.
- Oct. 13 Meeting about survey at Denver Botanic  
Gardens w/ Mary Washburn & Merle  
Moore - got some more info & documents  
from - noon ..... & gate key to H.R.
- Oct. 17 reconnaissance of small parcel to delineate  
boundaries (highway, spillway ditch, etc.),  
vegetation, grass, weeds, other roads, etc.  
9-10 AM Recon. of Hildebrand Ranch: walked  
fence line on inside from NW corner  
to SW corner, hopped fence and  
looked around Fairview Reservoir. Re-  
turned and walked along section  
fence-line to highway fence, followed  
it to Deer Creek; walked creek to NE  
corner, back down creek to highway  
via steps at ranch buildings and  
structures. followed fence N-E across

Leer Creek canyon rd. to NE corner  
of Project Boundary and then I h.  
kicked truck back to starting point  
(NW corner). Just observing and  
getting the feel of the place. Nothing  
unusual or outstanding noted.

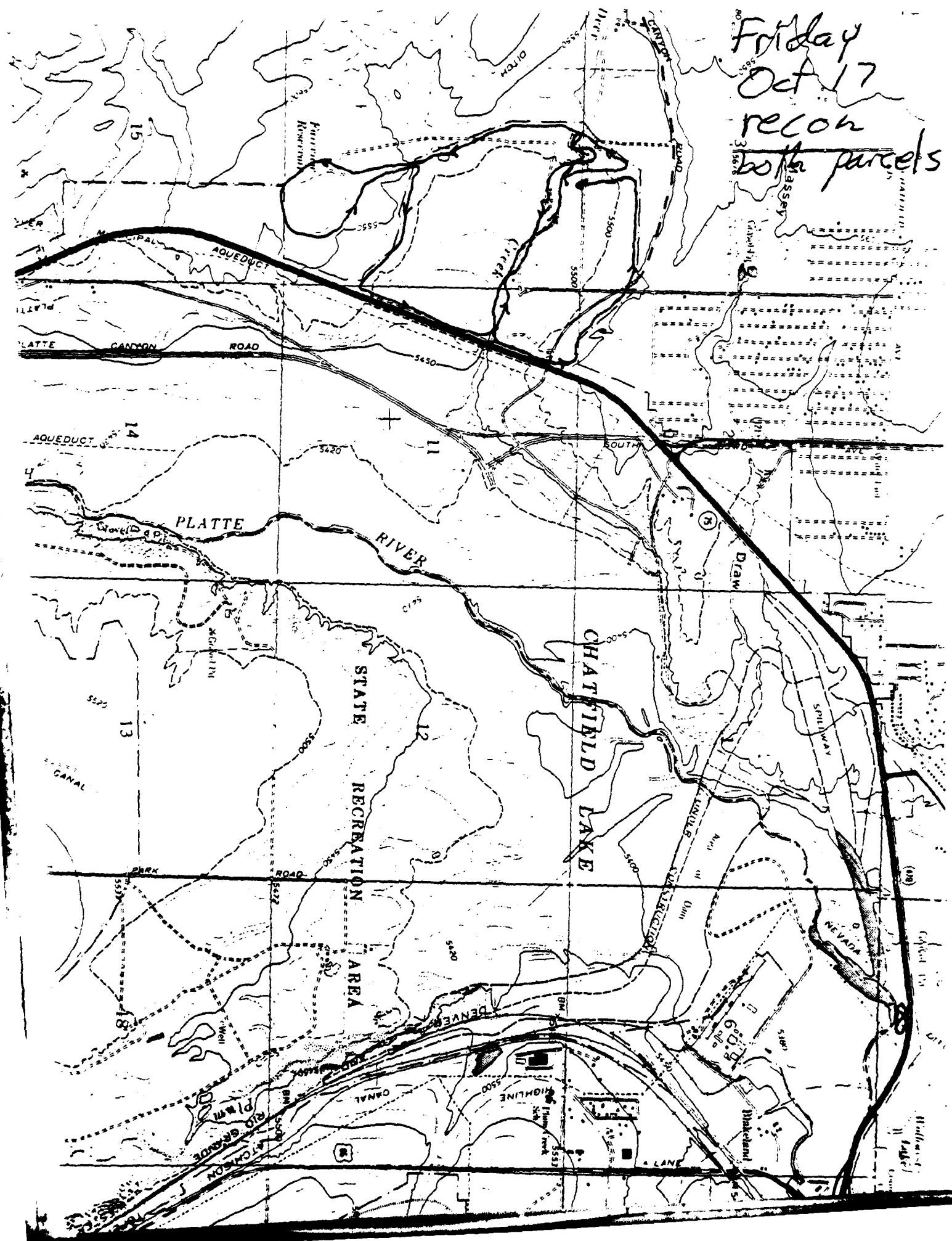
10:15 AM - 1:45 PM. (See Map)

Oct 20 Surveyed small parcel (10 AM - 1 PM);  
area so heavily disturbed, hard to  
tell what it might have looked like  
when pristine. Cultural remains  
consist entirely of beer cans, paper,  
foot & motor cycle paths, etc. Vegeta-  
tion standard: plains, riparian;  
willow, Cottonwood, grasses, etc.  
no animals noted. Soil: thin over  
river cobbles and gravel.

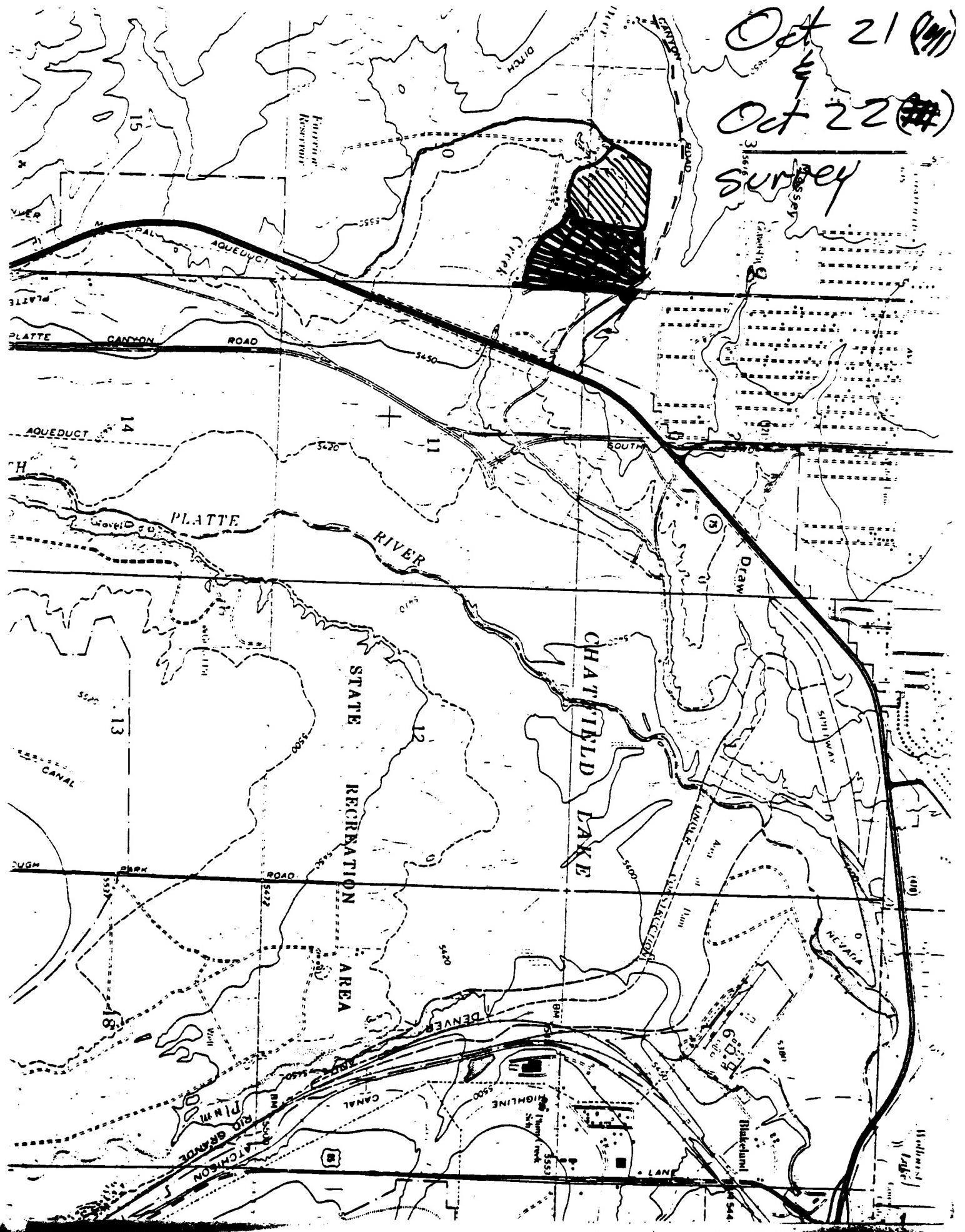
Oct. 21 8:45 AM - 4:45 PM. Surveyed approximately  
30 acres in extreme NW corner of property  
(see sketch map). Slightly sloping land  
north of Creek - disturbed by flooding  
no indication of artifacts in silt, e.  
hist. or prehist..

Oct. 22 8:30 AM - 5:30 PM. Continued north of creek  
to northern border. Surveyed  $\approx$  40 acres,  
particularly checked shoulder of road  
(which has been lately paved). Found  
nothing.

Oct. 23 St. Archaeologist (SHPO) and DL Library;  
more background research.







Oct 24

Finished north side of property (from Creek north to Deer Creek Canyon Rd. and east to Highway fence), except for small chunk along north side of Canyon Rd. Still have found rare and I thought this was going to be an interesting and important area. Maybe the south side of the property will be more profitable. Hope so - getting discouraged. Only excitement is deer and hawks. Much of this north side has been disturbed in one way or another: plowing, road construction, hole digging, etc. 9 AM - 5 PM Approx. 30 acres

Oct 25 Surveyed extreme western portion south of creek. Hoped for more: same result as northern section of ranch - no sign whatever of artifacts, sites, or anything. Surveyed about 25 acres from 9 am to 3 pm. Saw large bull snake, deer, hawks, gulls, etc. Mostly ~~a~~ field area, all plowed & dug-up.

Oct 28 8:30 AM to 5 PM, about 35 acres, SE of area surveyed on the 25<sup>th</sup> — still nothing, still plowed field, nothing now even at SW corner of property where there are some small gullies feeding onto the property; about 3/4 done and nothing.

Oct 27 Worked short day (8-1) in  
the morning. Surveyed about 20  
acres in long narrow strip from  
south fence to Deer Creek. Still  
gently sloping fields with short  
grass and some weeds and  
cactus at southern end. Still no  
evidence of past cultural behavior  
except for the plowing.

Nov 1

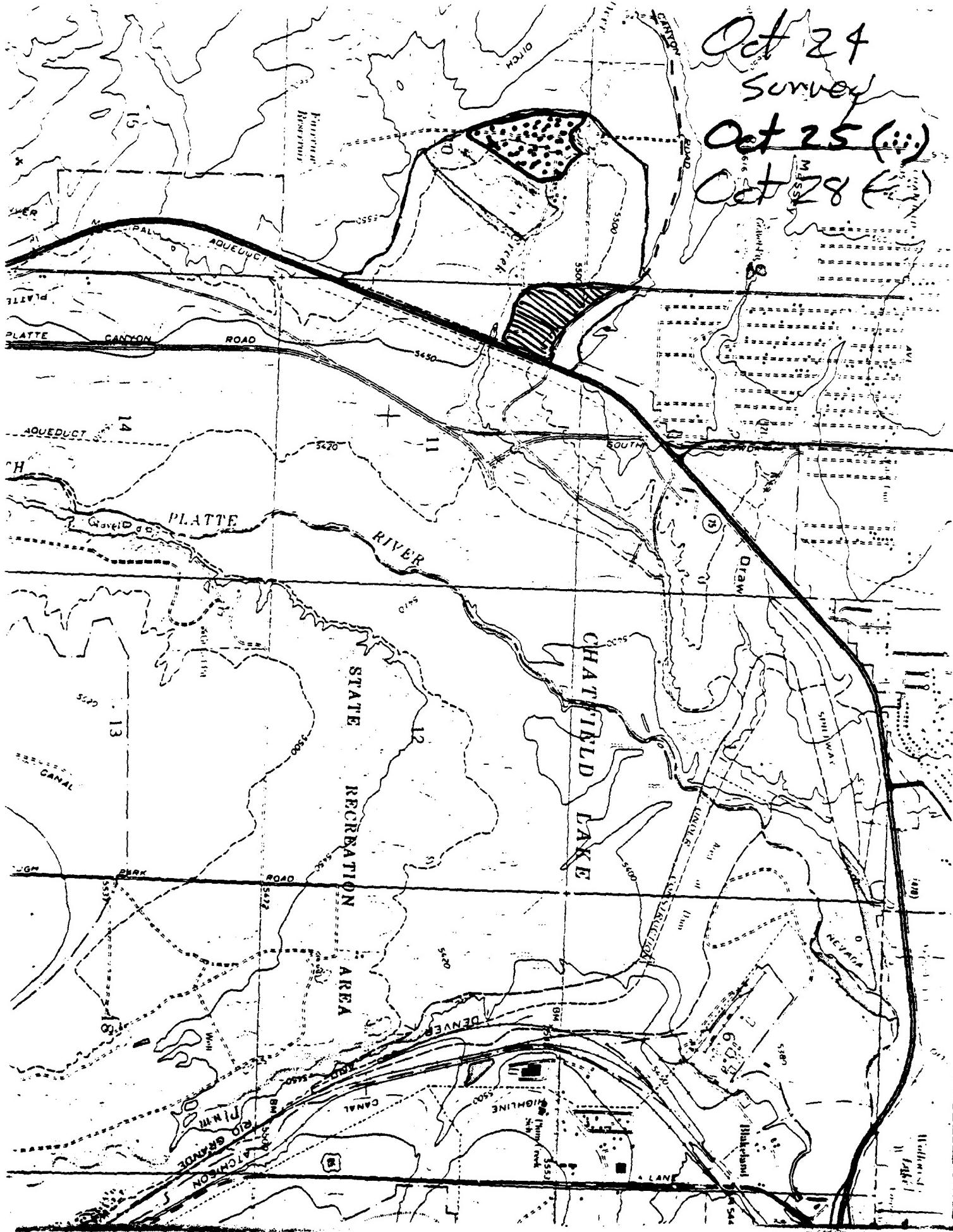
Still nothing. Worked from 8-5  
along strip adjacent to creek  
(in its N.E. grassy field from S.W.  
edge of fence to Deer Creek), but  
covered a little more area, ~36 a.

Nov 3

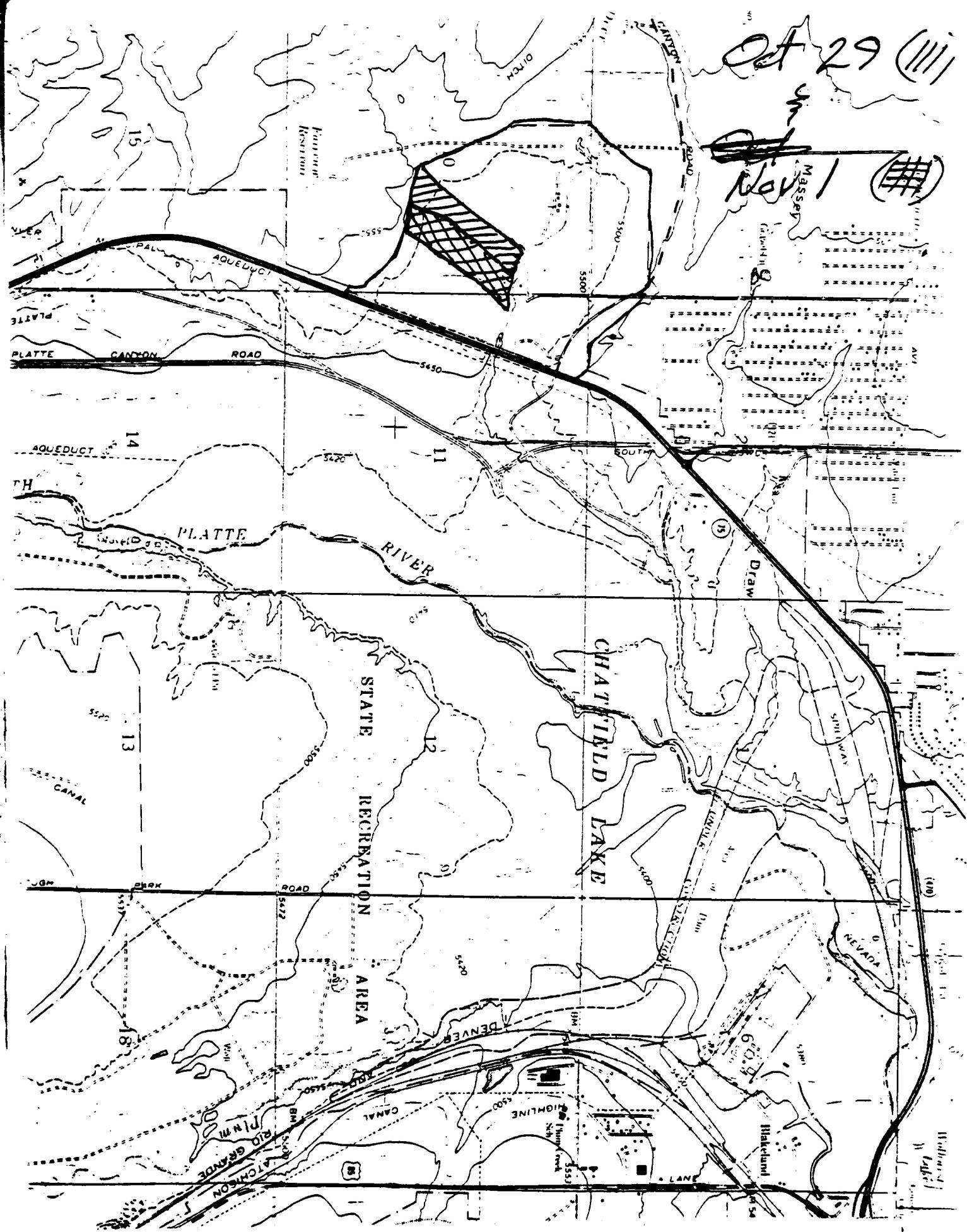
Covered the whole length of the creek  
(from west to east walking along bottom  
of channel, then east to west along  
southern bank and adjacent, then  
west to east along northern bank and  
cinnions). Checked all eroded surfaces  
as well as under under-growth & dead-  
fall; still nothing. It did break the  
monotony to cover the area of the  
creek (about 20 acres all together),  
but the lack of archaeology is be-  
coming disheartening.

Nov 5

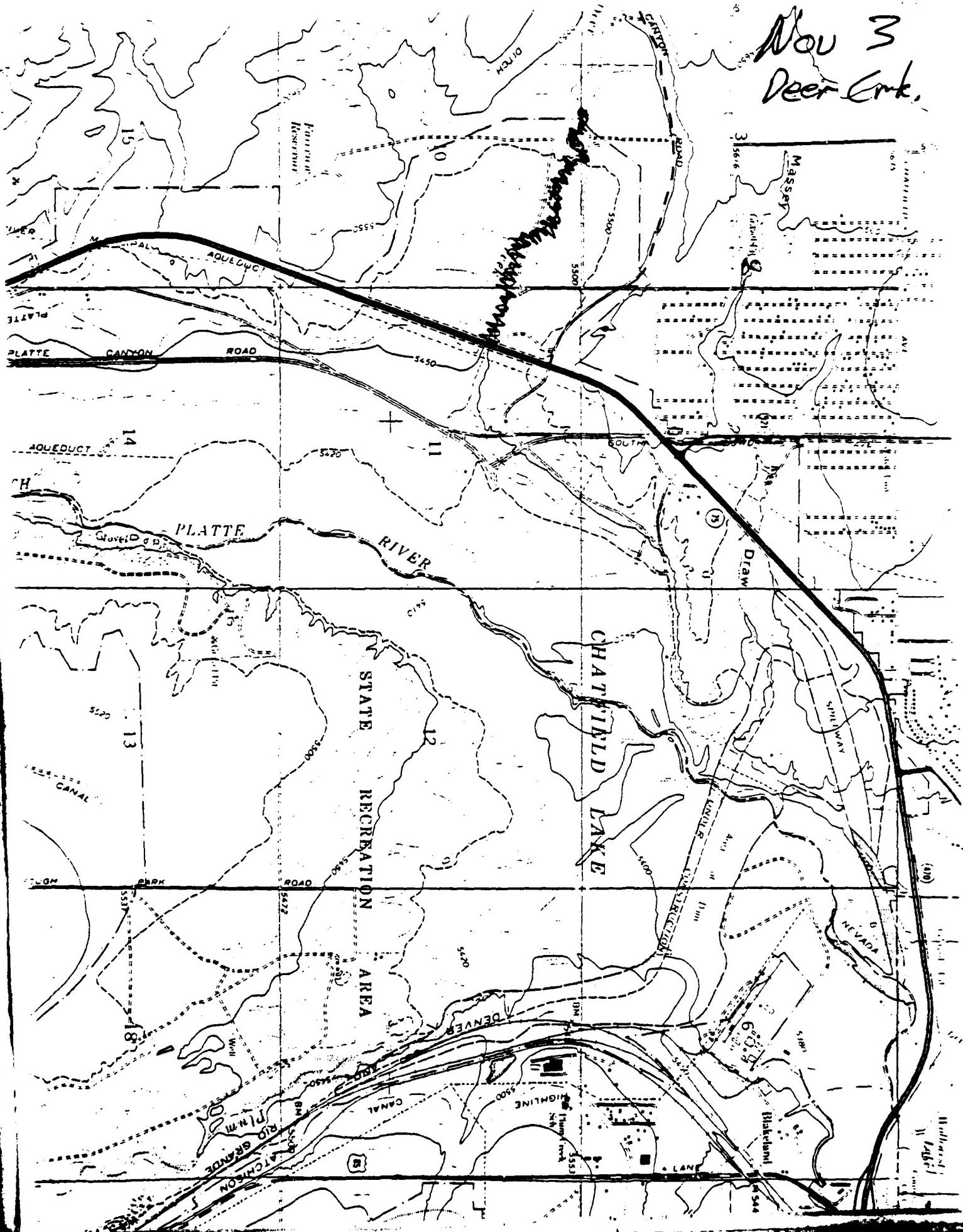
Surveyed 35 acres between 9am  
and 4pm. Went back to doing long strips  
from southern boundary to Creek. Same  
as usual. Saw another bull snake.



Oct 29 (iii)



Nov 3  
Dear Erik,



- Nov 6. Surveyed extreme southeast corner of ranch. First went to see Jack Unitt (Chaffield Mgr. for the Corps.) to let him know how things were going and to ask if he wanted to come by and check the operation out - he didn't seem too interested.  
Anyway - surveyed the 225 acres mentioned above without any success. At least the slope of the land is steeper there and it was more interesting than walking back and forth across the same flat field. Still no sign of aboriginal activity - none at all.
- Nov 20 Sherry and I spent the day looking over the buildings and structures of the Ranch itself and taking inventory. Particularly we noticed:  
... tree limbs should be trimmed away from the Utility Shed.  
... The horse barn has been used as a chicken coop in the not too distant past.  
... the fence in the utility shed is in some disrepair - as is a good portion of the rest of the structures & buildings.  
Sherry took notes and made lists.
- Nov 21 Worked from 8 to 5 and did a 35 acre swath along the eastern border along the highway fence and in the field. Didn't go all the way to the Creek on the north. Nothing.

Nov 26

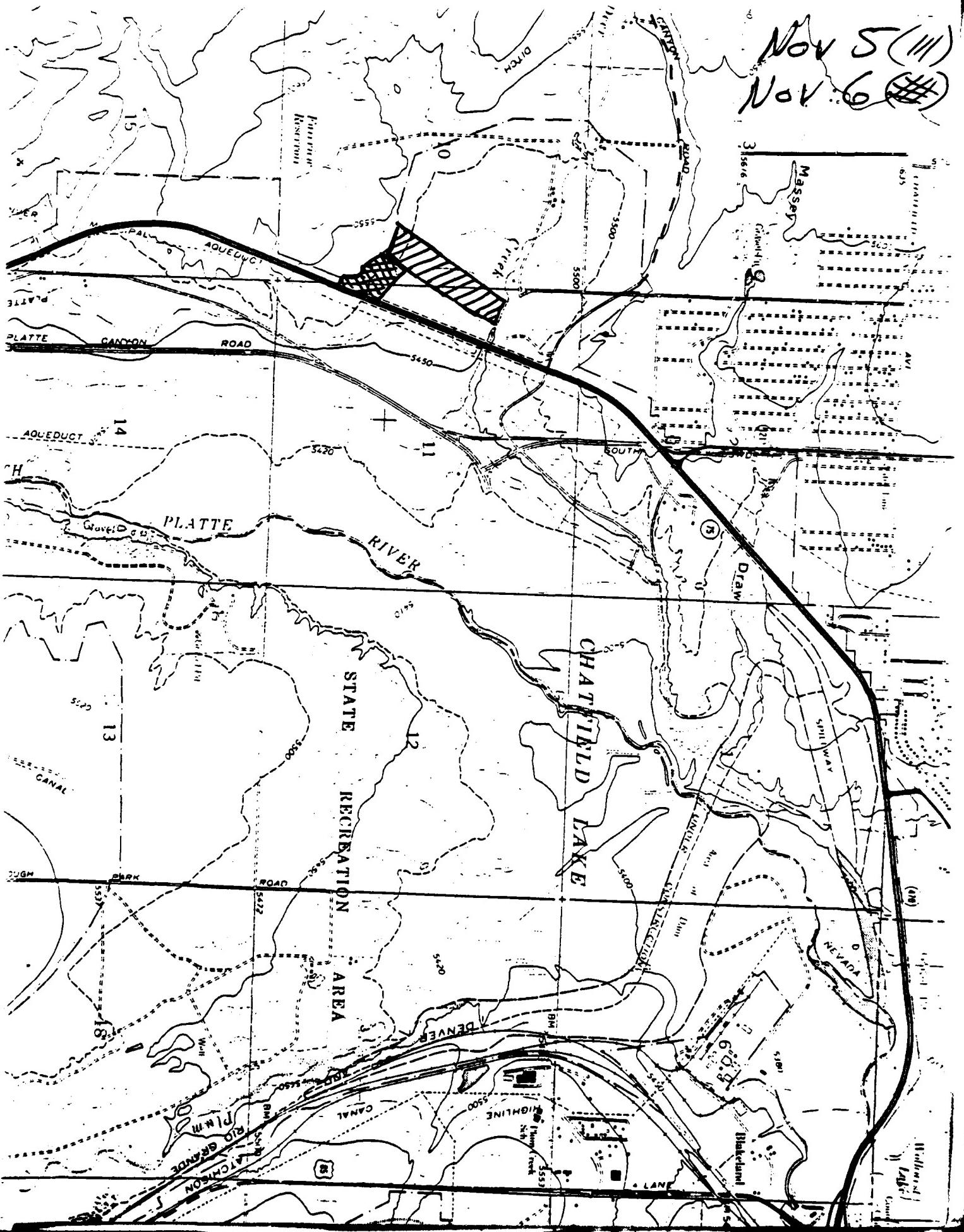
From 9 - 12<sup>30</sup> AM rewalked the bottom and banks of Deer Creek, hoping we had missed something 1st time around and could find it if tried again. No luck. Did 10 more acres north of area covered on the 21<sup>st</sup> - north to Creek. still nothing. have finished the whole ranch except small strip on no. th Side of Deer Creek Canyon Rd. Went to State Archaeologist to do one last review of info & docs.

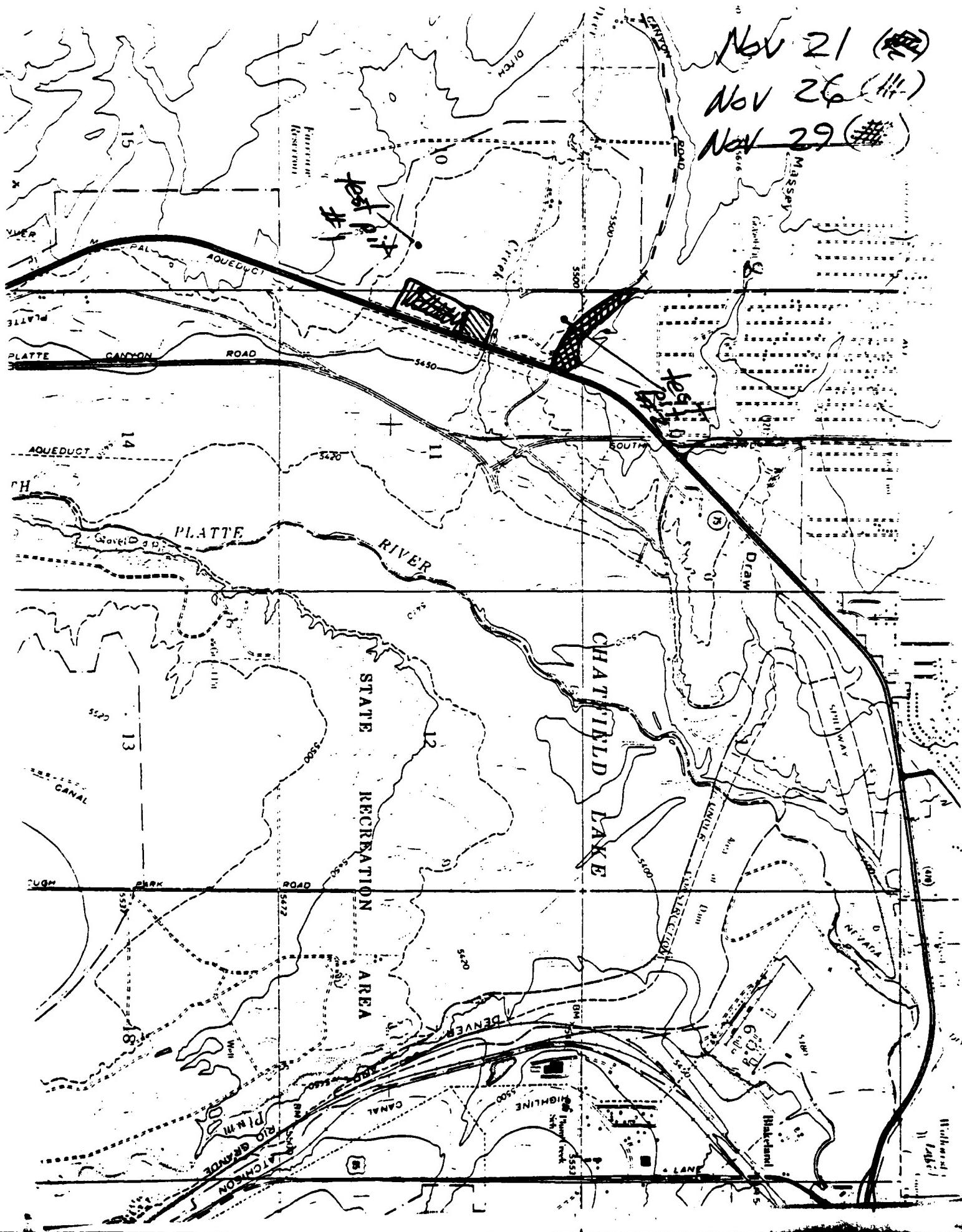
Nov 29

Finished last 10-15 acres: small strip north of Canyon Road, with now all too familiar results. Since most of the day was still left and it seemed a shame to have found not even a single flake or pot sherd, it was decided that a test pit or two in randomly chosen locations would at least give one more chance of finding something. The 1<sup>st</sup> pit was dug near the Southern border of the property where the slope changes and disturbance is minimal (see attached map & profile). Found nothing but dirt down to 1m. Dug another hole and found the same thing. went home.

Jan 20

One last field recon: checked test pit back fill for sinkage (none) rewalked perimeter of Ranch, no tucson points left out at me.

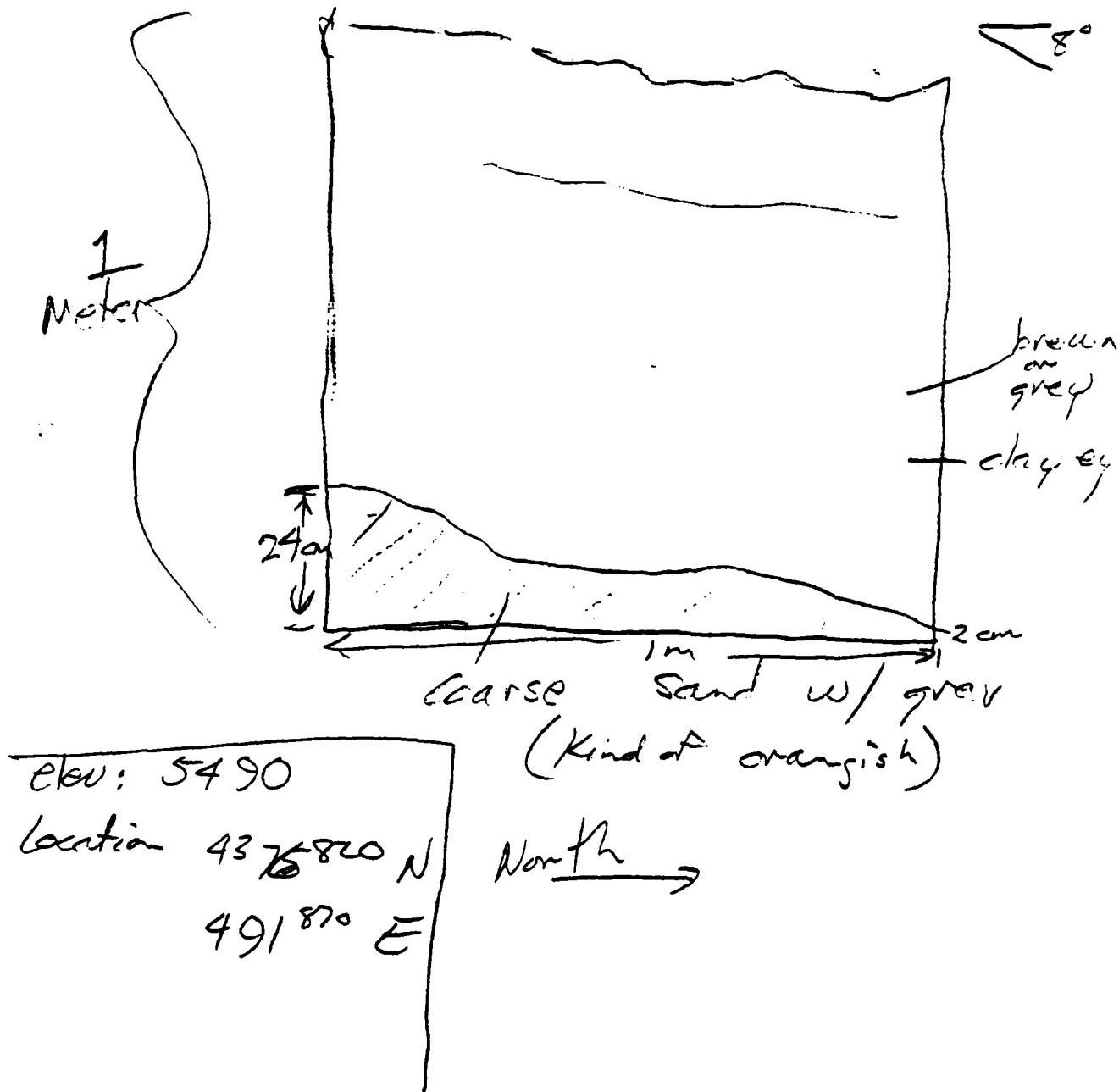




# TEST PIT #1

profile

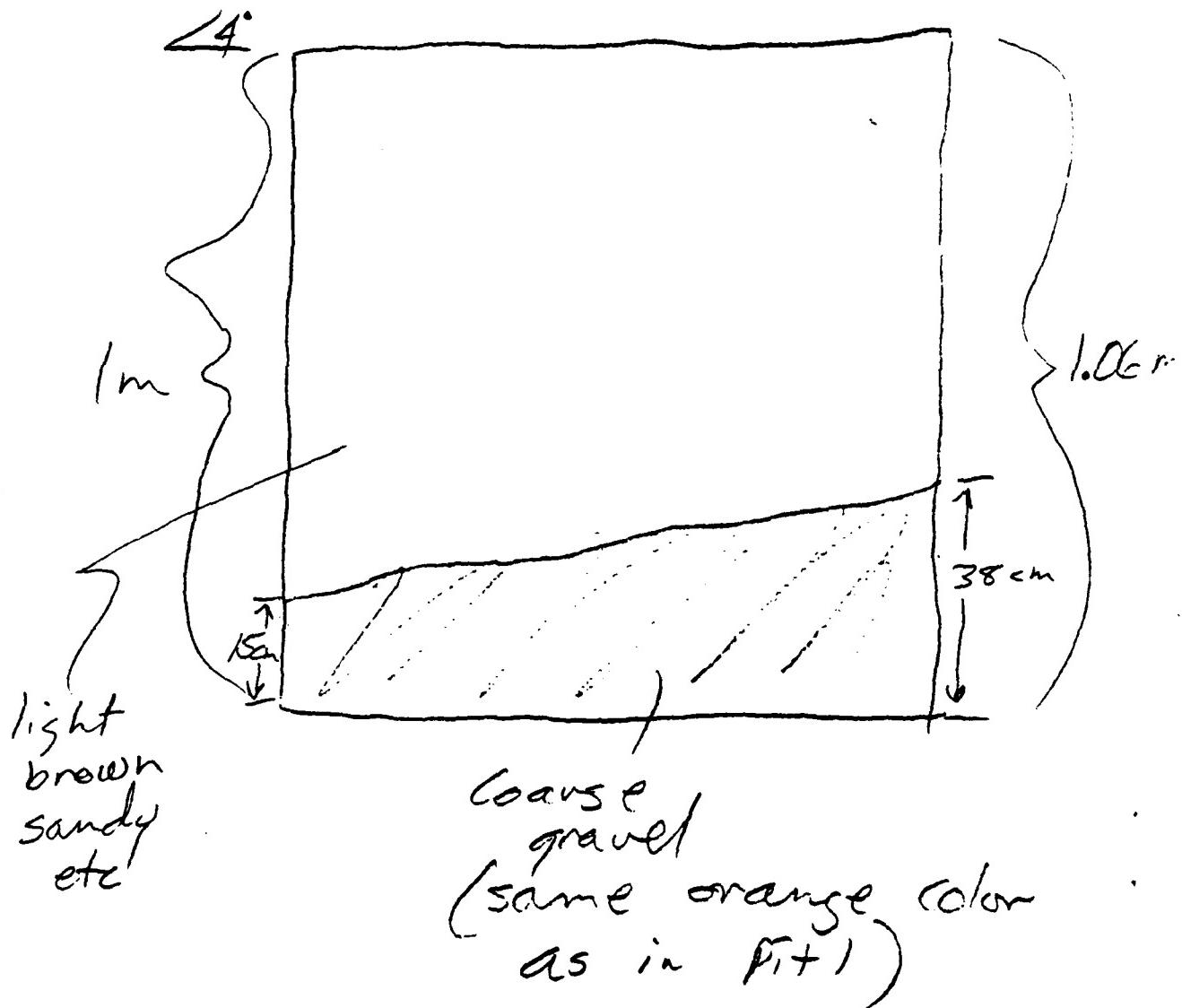
west side



# Test Pit 2

profile looking ~~west~~  
west

→ North



elev 5488

43° 77' 580 N    49° 280 E